



Wednesday, June 24, 2015 11:00 AM Pikes Peak Conf. Room – City Hall

**Final Meeting Minutes**

In attendance were:

Commissioners:

- Valerie Hunter
- Zachary McComsey
- Wynne Palermo
- Jim Raughton
- Nolan Schriener
- Peter Scoville
- Robert Shonkwiler

Absent:

- Merv Bennett
- Tiffany Colvert

Also in Attendance:

- |               |                              |
|---------------|------------------------------|
| David Neville | CSURA Legal Counsel          |
| Jim Rees      | CSURA Executive Director     |
| Dean Beukema  | CSURA Staff                  |
| Carrie Bartow | CliftonLarsonAllen, CPA      |
| Peter Wysocki | City Planning Director       |
| Danny Mientka | The Equity Group, LLC        |
| Anne Ricker   | Ricker/Cunningham            |
| Dick Celeste  | United States Olympic Museum |
| Kristen Downs | United States Olympic Museum |

Citizens in Attendance: See attached signup sheets

Chair Wynne Palermo called the meeting to order and asked if there were any introduction. Commissioner Robert Shonkwiler introduced the new Chair of the Planning Commission Mr. Eric Phillips.

**Item 1 –Approval of the May 27, 2015 CSURA Meeting Minutes**

A motion was made by Commissioner Jim Raughton, seconded by Commissioner Valerie Hunter to approve the meeting minutes of May 27, 2015. The motion carried 6-0.

Commissioner Peter Scoville entered the meeting

**Item 2 –Approval of the Financial Report as of May 31, 2015**

Ms. Carrie Bartow, CliftonLarsonAllen, CPA reviewed the monthly revenue and expenditures report as of May 31, 2015 including the property tax received from each Urban Renewal Area as well as the check register as provided in the packet. Ms. Carrie Bartow stated they were expecting a deposit of \$760,000 from the state of Colorado Dept. of Revenue for the RTA project (city for Champions) for the 2014 sales tax that was above the base.

A motion was made by Commissioner Valerie Hunter, seconded by Commissioner Jim Raughton to approve the Financial Report and check register as of May 31, 2015. The motion carried 7-0.

**Item 3 – Citizens Comment Period**

No citizen comments.

**Item 4 – 6/11/15 OEDIT Semi-Annual Meeting Report**

Mr. Jim Rees gave a briefing on the June 11, 2015 OEDIT Board semi-annual meeting and where CSURA and the project sponsors are with the projects.

US Olympic Museum and Hall of Fame - the expected opening would be in February 2018 to coincide with the Winter Olympics. The 1.7 acre property on which the project will be built has been donated by Norwood Development Group. The cooperation agreement prepared by CSURA is currently under review by the Museum Board.

Colorado Sports and Event Center - the CSURA Board will be working on an agreement with the city that will then be assignable to whatever authority is created for the Colorado Sports and Event Center. The agreement will be similar in content to the UCCS and Museum agreements.

US Air Force Academy Gateway Visitor Center – the CSURA Board has initiated the draft of the Cooperation Agreement with the USAFA for the Visitor’s Center. The site location has been identified as the northwest corner of I-25 and the Northgate entrance. The USAFA is using an enhanced use lease (EUL) which is a public/private partnership for the project.

UCCS Sports Medicine and Performance Center – a draft Cooperation Agreement between CSURA and UCCS has been prepared and initially reviewed by UCCS.

**Item 5 – City for Champions – City Agreement**

Mr. David Neville presented the agreement for approval delineating the relationship and decision-making authority for the City for Champions Project between the City of Colorado Springs and the Colorado Springs Urban Renewal Authority.

Mr. David Neville also presented the resolution of the CSURA approving the agreement delineating the relationship and decision-making authority for the City for Champions Project between the City of Colorado Springs and the Colorado Springs Urban Renewal Authority.

A motion was made by Commissioner Zachary McComsey, seconded by Commissioner Jim Raughton to approve the City Agreement and Resolution for the City for Champions as provided in the agenda packet. The motion carried 7 -0.

**Item 6 – City for Champions – UCCS Agreement**

Mr. David Neville presented the Cooperation Agreement between the University of Colorado Colorado Springs and the Colorado Springs Urban Renewal Authority.

Mr. David Neville presented the Resolution of the Colorado Springs Urban Renewal Authority approving the Cooperation Agreement between the University of Colorado Colorado Springs and the Colorado Springs Urban Renewal Authority.

A motion was made by Commissioner Nolan Schriener, seconded by Commissioner Valerie Hunter to approve the UCCS Cooperation Agreement and Resolution for the City for Champions as provided in the agenda packet. The motion carried 7-0.

**Item 7 – South Nevada Redevelopment**

Mr. Danny Mientka from The Equity Group, LLC and Ms. Anne Ricker, Ricker/Cunningham presented the Urban Renewal Proposal for South Nevada Avenue and South Tejon Street. The following top five topics were discussed as presented in the agenda packet:

- The Proposed URA Boundary (see maps in the agenda)
- The Cooperative Efforts of Multiple Developers
- The Urban Renewal Plan Goals
- The Proposed Public Improvements
- Challenges within the proposed URA Boundary

Mr. Danny Mientka stated that all of the developers involved have worked together to coordinate a comprehensive approach to achieving identifiable goals in an effort that will deliver the major public improvements. Each of the developers will present their conceptual redevelopment plans, public improvement goals, public financing tools, relocation efforts applicable and preliminary development schedules in August. Ms. Anne Ricker presented the scope of services proposal associated with the creation of the South Nevada Avenue Corridor Urban Renewal Plan.

A motion was made by Commissioner Robert Shonkwiler, seconded by Commissioner Jim Raughton to approve moving forward with the blight study as outlined by Ms. Ann Ricker for the South Nevada Avenue Corridor Area. The motion carried 7-0.

Mr. Jim Rees clarified with the board that Ricker/Cunningham would move forward with the Conditions Survey all the way through the Urban Renewal Plan and bring them both to the board at the August Board meeting. Ms. Ann Ricker stated they would bring the findings of the survey and evaluation of costs and

define the boundaries at the August Board meeting as well. In the meantime the goal would be to have an education meeting with the public and then the public hearing would be set at the August board meeting.

**Item 8 – U. S. Olympic Museum Project Update**

Mr. Dick Celeste gave an update and presentation on the U.S. Olympic Museum Project. Highlights were:

1. 30-year contract with the U.S. Olympic Committee
2. Donation of 1.7 acre site from Nor'wood Development Group
3. Financial commitments received:
  - \$10 million from El Pomar Foundation
  - \$5 million from the Mary K Chapman Foundation
  - \$1 million from the John and Margot Lane Foundation
  - \$1 million from Lyda Hill
  - \$10 million anonymous gift
4. Regional economic impact forecasted:
  - 350,000 annual visitors projected – 60-80% will be from out of state.
  - 60-80 new permanent jobs with salaries from \$30-\$100K+.
  - 500 direct jobs created during construction.
  - \$28.3 million projected new sales tax revenue generated by the Museum in the community over 30 years.
  - Employment opportunities for U.S. Olympians and Paralympian's.

Mr. Dick Celeste stated that the estimated project costs would be around \$73 million and that they anticipated raising \$80 million with \$7 million held as a reserve. The Museum will be able to stand on its own with the income from admissions, memberships, café', retail sales and special event fees. The Museum will create a stunning gateway from America the Beautiful Park to Downtown Colorado Springs and will be a world-class international tourist destination.

Commissioner Peter Scoville and Mr. Peter Wysocki left the meeting.

**Item 9 – Other Matters**

Mr. Jim Rees stated that City Council voted 9-0 at the June 23<sup>rd</sup> Regular Council Meeting for approval of the Gold Hill Mesa Commercial Area Urban Renewal Plan.

There being no further business the meeting adjourned.

The next regular Urban Renewal Authority Board Meeting is scheduled for July 22, 2015.

**Copies of the Board agendas, minutes and audio recordings are posted on the Colorado Springs Urban Renewal Authority website.**

[www.csurbanrenewal.org](http://www.csurbanrenewal.org)